

FEE \$	10.00
TCP \$	1500.00
SIF \$	Ø

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2941 Trinity Peaks Way  
 Parcel No. 2943-053-79-004  
 Subdivision Summit View Estates  
 Filing 1 Block 2 Lot 4

No. of Existing Bldgs Ø No. Proposed 1  
 Sq. Ft. of Existing Bldgs Ø Sq. Ft. Proposed 1775  
 Sq. Ft. of Lot / Parcel 6656  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2175

**OWNER INFORMATION:**

Name Zeck Homes, Inc  
 Address 1950 Hwy 6 #50  
 City / State / Zip Fruita, CO 81521

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Zeck Homes, Inc.  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 858-0178

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE RMF-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 5' from PL Rear 10' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District D Driveway Location Approval [Signature]  
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

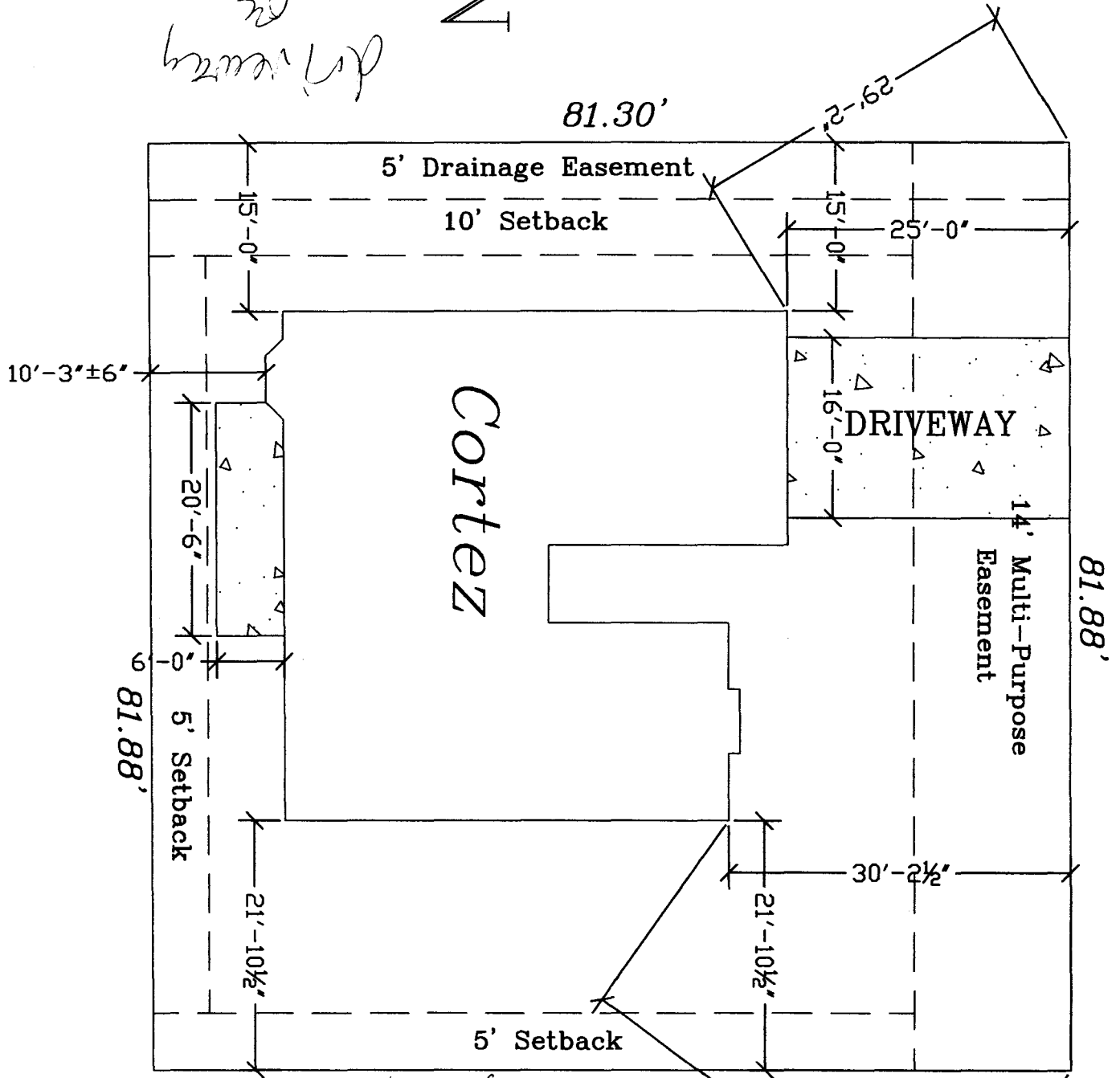
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 5/17/05  
 Department Approval [Signature] Date 5/25/05

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>Ø</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/25/05</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

5/17/05  
 m  
 or  
 driveway



ACCEPTED *W. Steve Wagner* 5/25/05  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

DATE	5/17/05
BY	m
CHK	or
APP	
REV	
SYN	
MAIS	

Zeck Homes, Inc  
 1950 Hwy 6 & 50  
 Fruita, CO 81521  
 (970) 858-0178

2941 Trinity Peaks Way  
 Summit View Estates  
 Lot 4 Block 2

NO.	
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